

**BEFORE THE PLANNING COMMISSION
FOR
THE CITY OF BEAVERTON, OREGON**

After recording return to:
City of Beaverton, City Recorder:
4755 SW Griffith Drive
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF)	ORDER NO. 2336
A LAND DIVISION REPLAT TWO APPLICATION)	LD2013-0004 ORDER APPROVING
(CANYON FRED MEYER FUEL CENTER). FRED)	CANYON FRED MEYER FUEL CENTER
MEYER STORES, APPLICANT.)	
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The matter came before the Planning Commission on August 25, 2013, and continued to September 25, 2013, on a request for approval of a Land Division Replat Two application for an adjustment to the lot lines between two parcels in order to accommodate future development. This proposal will affect more than one recorded plat. The subject site is located at 11360 SW Canyon Road and 11425 SW Beaverton-Hillsdale Highway; between SW Canyon Road and Beaverton-Hillsdale Highway and between Highway 217 and SW 115th Avenue and is specifically identified as Tax Lots 500 and 1100 on Washington County Assessor's Map 1S1-15AB, respectively.

As proposed, 12,035 square feet of Tax Lot 1100 will be transferred to Tax Lot 500. The portion to be adjusted is located between Tax Lot 500 and the Highway 217 frontage. Tax Lot 500 will be approximately 1.21 acres and Tax Lot 1100 will be approximately 20.30 acres as a result of the proposal.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Planning Commission, after holding the public hearing and considering all oral and written testimony, **HEREBY ORDERED** that **LD2013-0004** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated August 21, 2013, and the revised Staff Report dated September 18, 2013, and supplemental findings contained herein as applicable to the approval criteria contained in Sections 40.03 and 40.45.15.3.C of the Development Code, and subject to the conditions of approval as follows:

1. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning/LC)
- A. **Prior to approval of the preliminary plat, the applicant shall:**
 2. Show granting of any required on-site easements on the single lot partition plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing and proposed site improvements. (Site Development Div./JJD)
 3. Demonstrate all lots meet ordinance standards for lot size, dimension and frontage. The final plat shall be fully dimensioned and indicate the square footage of the lot. (Planning Division/LC)
 4. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning Division/LC)

5. Identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of those improvements.
(Planning Division/LC)

B. Prior to final inspection of any building permit or occupancy permit issuance, the applicant shall:

6. If DR2013-0040 is approved, provide a final draft of the Covenant, Code, and Restriction (CC&R) to establish future shared use of property with approved language agreeable to all affected property owners and the City Attorney.

AYES: Maks, Winter, Nye, and Overhage.
NAYS: None.
ABSTAIN: None.
ABSENT: Doukas, Kiene, and Stephens.

Dated this 4th day of October, 2013.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2336, an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community and Economic Development Department's office by no later than 5:00 p.m. on Monday, October 14 2013.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:


LEIGH CRABTREE
Associate Planner

APPROVED:


KIM OVERHAGE
Chair


STEVEN A. SPARKS, AICP
Planning Division Manager